Davidson County DEEDWARR
Recvd: 04/11/07 13:28 2 pg
Fees:13.00 Taxes:203.50

20070411-0043429

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$55,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2007.

Notary Public

My commission expires: MY COMMISSION EXPIRES: ~~July 24, 2010~~

(AFFIX SEAL)

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, FL 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Runion Properties, LLC	**New Owner**	**08204005400**
6549 Buttercup Drive		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tennessee Equity Holdings, Inc., a Florida Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Runion Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 299 and 300, on the map of Oakwood Park, as shown on plat of record in Plat Book 421, page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lots Nos. 299 and 300 adjoins and front together 62 feet on the westerly side of North 8th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Shirley J. Brame and Henry C. Brame, Jr. by Warranty Deed from Henry C. Brame, dated October 17, 1997, of record in Book 10650, Page 609, Register's Office for Davidson County, Tennessee. Said property was conveyed to Michael I. Mossman, Esquire, as Trustee for GMAC Mortgage Corporation, who hereby appointed Aaron Squyres as Successor Trustee and Karyn Tierney as Co-Trustee, of record in Instrument No. 20060719-0086856, Dated July 24, 2006, Register's Office for Davidson County, Tennessee. Aaron Squyres as Successor Trustee and Karyn Tierney as Co-Trustee offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to GMAC Mortgage, of record in Instrument No. 20060817-0101687, Dated August 15, 2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings in Special Warranty Deed filed as Instrument 20070411-0043428 **, Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **1102 8th Street, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of March, 2007.

Tennessee Equity Holdings, Inc.

Stephen E. Perez, President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen E. Perez, President of Tennessee Equity Holdings, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Tennessee Equity Holdings, Inc.**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Stephen E. Perez** as **President.**

Witness my hand, at office, this **5th** day of **March, 2007.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 24, 2010

